

August 17, 2004 CPC



**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

04SN0301

Rockwood Golf Park

**Dale Magisterial District
10211 Hull Street Road**

REQUEST: Amendment to Conditional Use Planned Development (Case 89SN0118) to permit additional outdoor recreational activities (paintball activities).

PROPOSED LAND USE:

Paintball activities are proposed as part of the Rockwood Golf Park outdoor recreational facility.

RECOMMENDATION

Recommend approval for the following reasons:

- A. The proposed zoning and land use conform to the Northern Area Land Use and Transportation Plan which suggests the property is appropriate for general commercial uses.
- B. The proposed zoning and land use are representative of existing and anticipated development.
- C. The existing outdoor recreational uses, which have been in operation for approximately twenty (20) years, have been, and continue to be, compatible with existing area development.

(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.)

CONDITION

In addition to those uses permitted by Case 89SN0118, paint ball facilities shall also be permitted within the limits of the subject property only. (P)

(Note: This condition modifies Condition 3 of Case 89SN0118 for the subject property only. Except as amended by this request, all previous conditions for Cases 89SN0118 and 01SN0188 shall remain in effect.)

GENERAL INFORMATION

Location:

Off the south line of Hull Street Road, east of Price Club Boulevard and commonly known as 10211 Hull Street Road. Tax ID 748-684-Part of 6098 (Sheet 10).

Existing Zoning:

C-3 and A, both with Conditional Use Planned Development to permit commercial outdoor recreational facilities

Size:

0.2 acre

Existing Land Use:

Outdoor recreational facility

Adjacent Zoning and Land Use:

North, South and West - C-3 and A, all with Conditional Use Planned Development;
Outdoor recreational facility
East - C-3; Vacant

UTILITIES

Public Water System:

There is an existing twelve (12) inch water line extending along both the northern and a portion of the eastern boundary of the property. Use of the public water system is required by County Code.

Public Wastewater System:

There is an existing fifteen (15) inch wastewater trunk line that extends along the southern boundary of this property. Use of the public wastewater system is required by County Code.

ENVIRONMENTAL

Drainage and Erosion:

The property drains to the rear to a tributary of Pocoshock Creek. There are currently no on- or off-site drainage or erosion problems with none anticipated after development.

Water Quality:

The creek to the rear of the property is a perennial stream and is therefore subject to a 100-foot conservation area (Resource Protection Area – RPA). There can be no disturbance within the RPA and no activities are permitted that would destroy the existing vegetation.

PUBLIC FACILITIES

Fire Service:

The Wagstaff Fire Station, Company Number 10, and the Manchester Volunteer Rescue Squad currently provide fire protection and emergency medical service. This request will not impact fire and EMS.

Transportation:

This request will have minimal impact upon the transportation facilities.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Northern Area Land Use and Transportation Plan which suggests the property is appropriate for general commercial uses.

Area Development Trends:

Area properties along this portion of the Hull Street Road corridor are zoned General Business (C-5), Community Business (C-3), Light Industrial (I-1), Residential (R-7) and are developed for fast food restaurant, outdoor commercial recreation, shopping center, office-warehouse and public/semi-public (church) uses. A Resource Protection Area (RPA) south of the subject property serves as a natural transition between this commercial corridor and residential development to the south.

Zoning History:

On April 27, 1983, the Board of Supervisors, upon a favorable recommendation by the Commission, approved a Conditional Use Planned Development to permit a golf driving range on a six (6) acre tract located in a Community Business (B-2), General Business (B-3) and Agricultural (A) District (Case 83S013). The current request property was included in this case.

On April 26, 1989, the Board of Supervisors, upon a favorable recommendation by the Commission, approved an amendment to Conditional Use Planned Development Case 83S013 on a 13.6 acre tract to permit expansion of the existing outdoor recreational facility and transfer operating rights (Case 89SN0118). Specifically, in addition to the golf driving range, a pro shop, miniature golf courses and batting cages were planned. With approval of this case, uses permitted on the current request property were limited to a golf driving range within the Agricultural (A) portion and a golf driving range, pro shop and batting cages within the Community Business (C-3) portion. Conditions of this case superseded those imposed with Case 83S013.

On April 25, 2001, the Board of Supervisors, upon a favorable recommendation of the Commission, approved an amendment to Case 89SN0118 to delete a condition relative to signage thereby permitting signs to comply with current Ordinance standards. (Case 01SN0188)

Site Design:

Conditions of Case 89SN0118 require that development comply with the Route 360 Corridor Overlay District standards. These standards address access, parking, landscaping, architectural treatment, setbacks, buffers, utilities and screening of dumpsters and loading areas. Anything not addressed by Corridor Overlay standards

or conditions of Case 89SN0118 would be subject to conformance with the Highway Corridor District standards and the Emerging Growth Area District requirements of the Zoning Ordinance.

Uses:

Currently, the subject property has been developed as part of the Rockwood Golf Park facility. Outdoor commercial recreational uses, limited to a golf driving range within the A portion of the tract and a golf driving range, pro shop, and batting cages within the C-3 portion of the tract, are currently permitted by conditions of Case 89SN0118. The applicant is requesting an exception to permit paintball activities as part of this operation. (Condition)

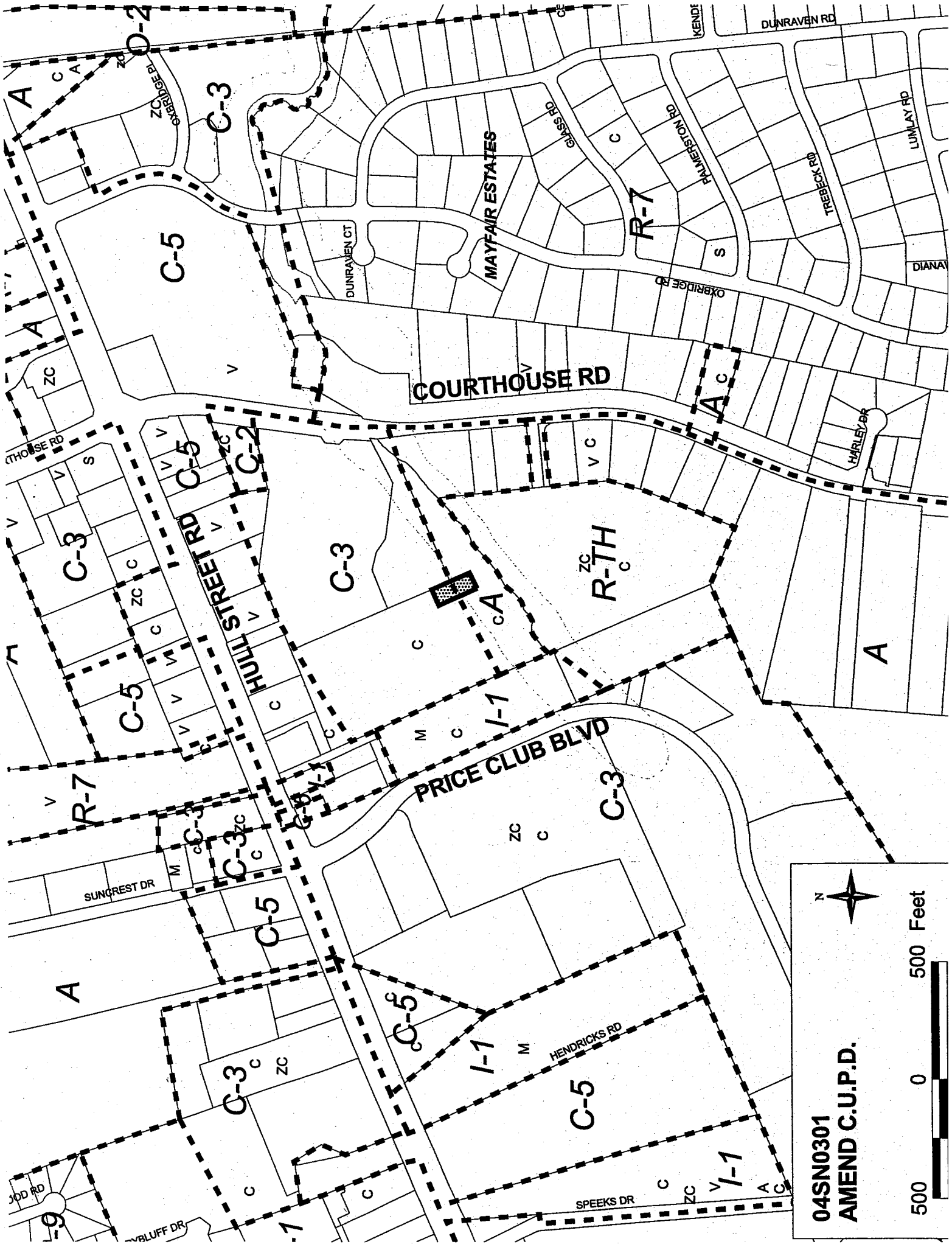
Buffers:

Adjacent property to the south of the Rockwood Golf Park is zoned Residential Townhouse (R-TH) and is under development for townhouses. Conditions of Case 89SN0118 require a fifty (50) foot buffer along the southern boundary of the park adjacent to this residentially-zoned property. This southern property boundary is now encompassed within a 100-foot Resource Protection Area, adjacent to the creek line, which precludes disturbance as well as activities that would destroy the existing vegetation.

CONCLUSIONS

The proposed zoning and land use conform to the Northern Area Land Use and Transportation Plan which suggests the property is appropriate for general commercial uses. The existing outdoor recreational uses, which have been in operation for approximately twenty (20) years, have been, and continue to be, compatible with existing area development. Further, a Resource Protection Area (RPA) south of the subject property serves as a natural transition between this recreational park and residential development to the south.

Given these considerations, approval of this request is recommended.



04SN0301
AMEND C.U.P.D.